

Town of Milton
Planning and Zoning Commission
Minutes
Nov 18, 2003

Members Present:

Linda Rogers	Dean Sherman	Denny Hughs
Noble Prettyman	Bob Kerr	Eric Evans

1. The Planning and Zoning Commission held a public hearing to present and hear comments on the new Town Zoning Ordinances. Mr. Dvornick presented recommendation for the commission to consider. After discussion it was determined to hold one more workshop to review these recommendations. The date was set for Dec. 8, 2003.
2. *An application from Del Phoenix LLC / Phoebe Sachs for final site plan approval for a major subdivision titled Merriweather and further identified by Sussex County Tax map 2-35-20.08 parcels 59 and 60 if all requirements are met.*

Linda Rogers introduced the application and asked if anyone was present to represent the application. Mr. John Barwick from Meridian Consulting stated he was representing the application.

Mr. Barwick presented a letter from Office of Drinking Water stating that it appears the minimum requirements have been met and official approval will be sent via mail upon further review. They have not received DNREC approval as of this time for the sewer system. The Town's Engineer Mr. Bob Kerr stated that there is some minor issues on the construction prints that he was presently reviewing. Mr. Kerr stated that a stop sign would be required at the exit of the development.

Mr. Barwick stated before the plat was submitted to the Town Council for public hearing and approval he would ensure the town engineer approved the construction plans and that the approval from DNREC was received.

Noble Prettyman made the motion to grant final approval with the changes included Dean Sherman Seconded the motion, all voted in favor for.

Planning and Zoning gave the subdivision now titled Merriweather final approval and forwarded the recommendation to the Town Council.

3. *An application from Cannery Village LLC., for preliminary site plan review and approval on Cannery Village phase IIA located on the property One the Square, Milton DE. also identified by Sussex County Tax map 2-35-20.00 parcel 57.00 and 57.01, Tax map 2-35-20.11 parcels 52.00, 52.01 and 53.00*

Linda Rogers introduced the application and asked if anyone was present to represent the application. Mr. Gene Dvornick introduced himself and his associates. Mr. Dvornick proceeded to present the site plan for Cannery Village Phase 2A. There was much discussion on various topics from street widths to front yards to lighting and the following is what needs to be

corrected or listed on the site plan prior to final approval as per the Planning and Zoning Commission:

- a. Send correspondence to the Cape Henlopen School District asking if they would like to have a second pedestrian path located behind the Mariner Middle School going into Cannery Village.
- b. Side walks shall be located along lots 1 through 8 on the open space side of the lots away from the alleys.
- c. Site Data table needs to be corrected to show the updated information and lot sizes.
- d. Applicant/Owner name needs to be corrected.
- e. Note that the alleys are for public use however they shall not be dedicated to the Town of Milton and they shall be maintained by the home owner's assoc.
- f. Show the water/sewer easement across lots 11 through 16.
- g. The road pavement detail on sheet C1.3 shall read: A hot-mix depth of 5-3/4 inches over 11 inches of graded aggregate should be provided. The hot-mix should be in 2 courses consisting of 1-3/4 inches type C and 4 inches of type B.
- h. Extend the side walk along lots 15 through 13 across lot 12 to lot 11.
- i. The alleys shall be constructed to town standards.
- j. Side walks to be constructed to town standards (concrete) and 5' in width.
- k. The access to lot 11 shall be designed to be an alley and maintained by the home owners assoc. this will ensure access for lots 10 through 12.
- l. Off street parking shall be recognized as such: 1 off street parking space on the property, 1/2 off street parking space counted in the garage and the remainder of off street parking spaces shall be required to be located by using on street parking spaces.
- m. The landscaped island on Draper Blvd east of Carlton Dr. in the west bound lane install a 3' wide brick banding section for the use by emergency vehicles traveling west bound if vehicles are parked along the west bound side of Draper Blvd.
- n. No parking shall be permitted on the inside lane of the west bound traffic on Draper Blvd at the landscape island.
- o. On the outside lane of the west bound side of Draper Blvd, outside of the bricked area shall be curbed.
- p. Only Integral P.C.C. curb and gutter type 3 curbing shall be used.
- q. Landscaping plan shall be submitted with final application.
- r. Extend water & Sewer on Draper Blvd to Chestnut Street.
- s. Landscape buffer to be included along the rear of lots 11 through 15.
- t. On the final plat give a clear designation as to where the paving for phase 2A ends.
- u. A workshop prior to the final application approval shall be held to review the developer's schismatic/development code for the style and design of structures to be located on each lot.
- v. A copy of this code/schismatic will be made available to the town, engineer and on display for future home owners.
- w. The number of the houses for addressing will be in a uniform manor to be identified easily for emergency purposes.

- x. Photo cell lighting will be installed in the alley ways and hooked up to the property owner's electrical system for the safety in the alley.
- y. Photo cell lighting will be installed on the front of the structures along lots 1 through 8 and hooked up to the property owner's electrical system for the safety while walking on the sidewalks.
- z. Lots 1 through 8, the garage will be located on the alley and the front of the house will face the open space.
- aa. Lot 12 the house will have to face the alley way with the garage in the rear of the lot toward the school property.
- bb. Lot 11 the house will face the alley with the garage in the rear of the lot.
- cc. Lots 11 through 15 needs to ensure no construction will be done in the easement.
- dd. All utilities shall be installed through the alleys except for water and sewer.
- ee. All street signs will conform to the town signs, as well as the street light.

After much discussion on the site plan and the property lay out, Denny Hughs made a motion to grant preliminary approval for the site plan with all the above mentioned conditions to be added. Noble Prettyman seconded the motion all voted in favor for.

4. *The new Chapter 17, Subdivision Ordinance recommendation to the Town Council.*

1. The Commission reviewed the Subdivision Ordinance, made changes in the street definition (alley added) and corrected a typo error. The Commission then made the recommendation to forward the Subdivision Ordinance to the Town Council for their adoption.